

# NOTICE OF EXEMPTION

To: County Clerk  
County of Ventura  
800 S. Victoria Avenue  
Ventura, CA 93001

From: City of Simi Valley  
2929 Tapo Canyon Road  
Simi Valley, CA 93063

Project Title: PD-S-2024-0007/ AHA-2024-0005/ TP-S-2024-0005/ CUP-S-2024-0010

Project Location - Specific: 4910 Cochran Street

Project Location - City: Simi Valley Project Location - County: Ventura

Description of Nature, Purpose, and Beneficiaries of Project: To subdivide a 5.3-acre parcel into two parcels, construct an 80-unit, 3-story apartment complex with 16 affordable units, and a Conditional Use Permit Modification for the construction of a 5,588-square foot sanctuary building and parking lot modifications for an existing religious institution.

Name of Public Agency Approving Project: City of Simi Valley

July 21, 2025  
Date of Approval

Name of Person or Agency Carrying Out Project: Lighthouse Bible Church of Simi Valley

Exempt Status: (check one)

- Ministerial [Sec. 21080(b)(1); 15268];
- Declared Emergency [Sec. 21080(b)(3); 15269(a)];
- Emergency Project [Sec. 21080(b)(4); 15269(b)(c)];
- Categorical Exemption. State type and section number 15332
- Statutory Exemption. State code number \_\_\_\_\_
- Common Sense Exemption [Sec. 15061(b)(3)]

## Text of exemption and reasons why project is exempt:

This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines § 15332, in that:

- a) The project will create a new parcel for development of an 80-unit multifamily apartment complex and will modify an existing Conditional Use Permit for a religious institution. The project does not propose any changes to the existing General Plan or Zoning designation. The project complies with General Plan policies.
- b) The existing religious facility and parsonage make up over one acre of developed land. Thus, the project occurs within the limits of the City of Simi Valley on 4.21-acres of vacant land, allowing it to qualify for an infill development exemption under CEQA (Ref: *Protect Tustin Ranch v. City of Tustin* case law). The property is surrounded by urban uses.
- c) The project site is not located within or adjacent to any wildlife corridors or bodies of water. It is surrounded by urban development, and has existing development on site.
- d) The project poses no significant effects relating to traffic, noise, air quality or water quality.
- e) The project has been reviewed by the City's Public Works division and the Ventura County Fire Department, and determined that it can be adequately served by all necessary utilities and public services. Conditions have been imposed to ensure full compliance with applicable regulations.

**Lead Agency**

**Contact Person:** Zarui Chaparyan

**Area Code/Telephone:** (805) 583-6774

**Signature:**

  
Zarui Chaparyan

**Date:** 07/21/2025 **Title:** Associate Planner

**Signed by Lead Agency**

**Date received for filing at OPR:** \_\_\_\_\_